



**GROVE
COMMUNITY DISTRICT**

**OKEECHOBEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
SEPTEMBER 6, 2022
2:00 P.M.**

**Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410**

**561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
GROVE COMMUNITY DISTRICT
Eagle Bay Conference Room
South Florida Water Management District
316 NW 5th Street
Okeechobee, Florida 34972
REGULAR BOARD MEETING & PUBLIC HEARING
September 6, 2022
2:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 3, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-02 – Approving a Fiscal Year 2022/2023 Final Budget.....Page 6
- H. Old Business
 - 1. Update on Water Farming Project and the Longer-Term Grove Land Reservoir, Stormwater Treatment Area Project and Dispersed Water Project with SFWMD
- I. New Business
 - 1. Consider Resolution No. 2022-03 – Approving a Fiscal Year 2022/2023 Meeting Schedule.....Page 11
- J. Administrative Matters
 - 1. Announce Landowners’ Meeting – November 1, 2022
 - 2. Legal Report
- K. Board Members Comments
- L. Adjourn

INDEPENDENT NEWSMEDIA INC. USA

Lake Okeechobee News
107 SW 17th Street, Suite D
Okeechobee, Florida 34974
863-763-3134

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Before the undersigned authority personally appeared Katrina Elsen Muros, who on oath says she is the Publisher of the Lake Okeechobee News, a weekly Newspaper published in Okeechobee County, Florida, that the attached copy of an advertisement being a Public Notice

in the matter of Notice

in the 19th Judicial District of the Circuit Court of Okeechobee County, Florida, was published in said newspaper in the issues of

10/20/2021

Affiant further says that the said Lake Okeechobee News is a newspaper published at Okeechobee, in said Okeechobee County, Florida, and that said newspaper has heretofore been published continuously in said Okeechobee County, Florida each week and has been entered as second class mail matter at the post office in Okeechobee, in said Okeechobee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Katrina Elsen Muros

Katrina Elsen Muros

Sworn to and subscribed before me by means of physical
presence or online notarization, this
_____ day of _____ AD

Notary Public, State of Florida at Large

Janet Sue Madray



GROVE COMMUNITY DISTRICT
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Grove Community District will hold Regular Meetings in the Eagle Bay Conference Room of the South Florida Water Management District located at 315 NW 5th Street, Okeechobee, Florida 34972, at 2:00 p.m. on the following dates:

November 2, 2021
January 4, 2022
May 3, 2022
September 6, 2022

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be canceled from time to time without advertised notice.

GROVE COMMUNITY DISTRICT
www.groveold.org
503027 ON 10/20/2021

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
MAY 3, 2022

A. CALL TO ORDER

Michael McElligott of Special District Services, Inc. called the May 3, 2022, Regular Board Meeting of the Grove Community District to order at 2:01 p.m. at the Eagle Bay Conference Room, South Florida Water Management District, 316 NW 5th Street, Okeechobee, FL 34972.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that the Regular Board Meeting was published in *The Okeechobee News* on October 20, 2021, as legally required.

C. ESTABLISH QUORUM

Mr. McElligott determined that the attendance of Supervisors Craig Linton, Jr., Curt McDowell, Tyler Pugh, and H. M. Ridgely constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Michael McElligott of Special District Services, Inc., and District Attorney Ken Van Assenderp via phone.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There was no public comment.

F. APPROVAL OF MINUTES

1. September 7, 2021, Regular Board Meeting & Public Hearing

The minutes of the September 7, 2021, Regular Board Meeting & Public Hearing were approved as presented on a **motion** made by Mr. Pugh, seconded by Mr. Linton and unanimously passed.

G. OLD BUSINESS

1. Update on Water Farming Project, and the Longer-Term Grove Land Reservoir and Stormwater Treatment Area Dispersed Water Project with SFWMD.

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
MAY 3, 2022

Mr. Ridgely provided an update with regards to the Dispersed Water Project, stating that it went operational on 11-6-2021.

Mr. Ridgeley also updated the Board regarding The Groveland Revisor & Stormwater Treatment Area. Currently they are waiting to receive the \$6 million approved grant, which will bring the total funding up to \$19 million for the project.

There was a brief discussion among the Board members, but there was no action required by the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott presented proposed budget for the 2022/2023 fiscal year with a recommended date of September 6th, 2022, to hold the public hearing to adopt the Final Budget. Mr. Van Assenderp noted that anything dealing with the Proposed Budget should use the “approve” and not “adopt”. He stated that the Final Budget should be the one that is “adopted”.

After a brief discussion, a **motion** was made by Mr. Ridgely, seconded by Mr. Linton, and passed unanimously to approve Resolution No. 2022-01, as presented.

I. ADMINISTRATIVE MATTERS

1. Legal Report

Mr. Van Assenderp explained to the Board what was currently going on with Governor DeSantis and the Ready Creek Improvement District, and some other similar special districts. Mr. Van Assenderp reassured the Board that these issues do not affect the Grove Community District.

J. BOARD MEMBER COMMENTS

There were no additional Board Member’s comments.

GROVE COMMUNITY DISTRICT
REGULAR BOARD MEETING
MAY 3, 2022

K. ADJOURN

There being no further business to come before the Board, A motion was made by Mr. Pugh, seconded by Mr. Ridgely, and passed unanimously to adjourn the meeting at 2:13 p.m.

Chair/Vice-Chair

Secretary/Assistant Secretary

Miscellaneous Notices



Published in Lake Okeechobee News on August 17, 2022

Location

Palm Beach County,

Notice Text

Notice of Public Hearing
and Regular Board Meeting of the
Grove Community District

The Board of Supervisors of the Grove Community District (the "District") will hold a Public Hearing and Regular Board Meeting on September 6, 2022, at 2:00 p.m., or as soon thereafter as can be heard, in the Eagle Bay Conference Room of the South Florida Water Management District located at 316 NW 5th Street, Okeechobee, Florida 34972.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2022/2023 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Grove Community District

www.grovecd.org

554480 LON 8/17,24/2022

RESOLUTION NO. 2022-02

**A RESOLUTION OF THE GROVE COMMUNITY DISTRICT
ADOPTING A FISCAL YEAR 2022/2023 BUDGET**

WHEREAS, the Grove Community District (“District”) is in good legal standing and, to date, because the landowners are not yet developing the real property within the District, has not acquired or constructed any infrastructure system, facility and service;

WHEREAS, the District has no such infrastructure to operate, to maintain or to finance;

WHEREAS, the District, in order to remain in good legal standing, has retained minimal staffing to notice and to conduct its two required board hearings and meetings (to approve the Manager’s proposed budget and subsequently to adopt the approved budget);

WHEREAS, the District approved the budget by Resolution 2022-01 and hereby noticed the adoption hearing for September 6, 2022 to consider Resolution 2022-02; and,

WHEREAS, the landowner developer annually funds the adopted budget and has agreed to fund the approved budget if duly adopted limited to the amount of that adopted budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE GROVE COMMUNITY DISTRICT THAT:**

Section 1. The whereas clauses are true and accurate and incorporated herein as dispositive.

Section 2. The Final Budget and a summary or copy of the applicable Developer Funding Agreement for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved;

Section 3. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution including effecting and administering the funding agreement with the developer.

PASSED, ADOPTED and EFFECTIVE this 6th day of September, 2022.

ATTEST:

**GROVE
COMMUNITY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Grove Community District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I **FINAL BUDGET**
- II **DETAILED FINAL BUDGET**

FINAL BUDGET
GROVE COMMUNITY DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	9,900
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 9,900
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	0
Management	6,000
Legal	2,000
Assessment Roll	0
Audit Fees	0
Insurance	0
Legal Advertisements	625
Miscellaneous	550
Dues & Subscriptions	175
Arbitrage Rebate Fee	0
Trustee Fee	0
Continuing Disclosure Fee	0
Website Management	550
TOTAL EXPENDITURES	\$ 9,900
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
GROVE COMMUNITY DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	7,463	9,925	9,900	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	0	0	0	
TOTAL REVENUES	\$ 7,463	\$ 9,925	\$ 9,900	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	0	0	
Management	6,000	6,000	6,000	No Change From 2021/2022 Budget
Legal	0	2,000	2,000	No Change From 2021/2022 Budget
Assessment Roll	0	0	0	
Audit Fees	0	0	0	
Insurance	0	0	0	
Legal Advertisements	425	625	625	No Change From 2021/2022 Budget
Miscellaneous	313	575	550	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Arbitrage Rebate Fee	0	0	0	
Trustee Fee	0	0	0	
Continuing Disclosure Fee	0	0	0	
Website Management	550	550	550	No Change From 2021/2022 Budget
TOTAL EXPENDITURES	\$ 7,463	\$ 9,925	\$ 9,900	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ -	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	

RESOLUTION NO. 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Grove Community District ("District") to establish a regular meeting schedule for fiscal year 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GROVE COMMUNITY DISTRICT, OKEECHOBEE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 6th day of September, 2022.

ATTEST:

**GROVE
COMMUNITY DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**GROVE COMMUNITY DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE**

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January 3, 2022

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September 5, 2022

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GROVE COMMUNITY DISTRICT

www.grovecdd.org

PUBLISH: LAKE OKEECHOBEE NEWS 00/00/22